

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58652</b>
Petitioner: <b>TUO-GREENWOOD VILLAGE, 1 AND 111 LLC,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 2075-27-2-10-001+6**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$24,390,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 25th day of October 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58652

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2011 Actual Value)

TUO-GREENWOOD VILLAGE, I AND III LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 9672 E. Arapahoe Road, 9600 E. Arapahoe Road, 9632 E. Arapahoe Road, 6880 S. Clinton Street, 6860 S. Clinton Court, 6800 S. Dallas Way, 6800 S. Dayton Street, County Schedule Numbers 2075-27-2-10-001, 2075-27-2-10-002, 2075-27-2-10-003, 2075-27-2-10-006, 2075-27-2-10-008, 2075-27-2-13-001, and 2075-27-2-13-002:

A brief narrative as to why the reduction was made: Analyzed income information.

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-27-2-10-001		(2011)	
Land	\$1,590,639	Land	\$1,590,639
Improvements	\$1,259,361	Improvements	\$1,109,361
Personal	\$0	Personal	\$0
Total	\$2,850,000	Total	\$2,700,000
2075-27-2-10-002		(NO CHANGE)	
Land	\$1,592,152	Land	\$1,592,152
Improvements	\$2,237,848	Improvements	\$2,237,848
Personal	\$0	Personal	\$0
Total	\$3,830,000	Total	\$3,830,000
2075-27-2-10-003		(2011)	
Land	\$2,967,741	Land	\$2,967,741
Improvements	\$1,872,259	Improvements	\$1,642,259
Personal	\$0	Personal	\$0
Total	\$4,840,000	Total	\$4,610,000

**ORIGINAL VALUE**

2075-27-2-10-006

Land	\$661,479
Improvements	\$1,638,521
Personal	\$0
Total	<u>\$2,300,000</u>

**NEW VALUE  
(NO CHANGE)**

Land	\$661,479
Improvements	\$1,638,521
Personal	\$0
Total	<u>\$2,300,000</u>

**ORIGINAL VALUE**

2075-27-2-10-008

Land	\$1,393,133
Improvements	\$1,106,867
Personal	\$0
Total	<u>\$2,500,000</u>

**NEW VALUE  
(2011)**

Land	\$1,393,133
Improvements	\$956,867
Personal	\$0
Total	<u>\$2,350,000</u>

**ORIGINAL VALUE**

2075-27-2-13-001

Land	\$1,826,973
Improvements	\$2,773,027
Personal	\$0
Total	<u>\$4,600,000</u>

**NEW VALUE  
(2011)**

Land	\$1,826,973
Improvements	\$2,523,027
Personal	\$0
Total	<u>\$4,350,000</u>

**ORIGINAL VALUE**

2075-27-2-13-002

Land	\$2,249,355
Improvements	\$2,240,645
Personal	\$0
Total	<u>\$4,490,000</u>

**NEW VALUE  
(2011)**

Land	\$2,249,355
Improvements	\$2,000,645
Personal	\$0
Total	<u>\$4,250,000</u>

TOTAL

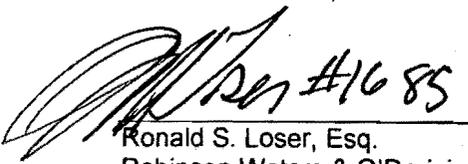
\$25,410,000

\$24,390,000

The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 24 day of September 2012.



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